



**Harbour Place, Portknockie, AB56 4NR**  
**Offers Over £190,000**

**BELVOIR!**



# BELVOIR!

Nestled in the charming coastal village of Portknockie, this delightful detached cottage at Harbour Place offers a perfect blend of character and comfort.

The property comprises a spacious reception room, conservatory, kitchen, three well-proportioned bedrooms and main bathroom. The walled garden forms a delightful sun trap, offering uninterrupted panoramic views over the Moray Firth.

Surrounded by the stunning landscapes of the Moray Firth, this property is not only a home but a gateway to the beauty of the Scottish coastline. Portknockie is known for its picturesque views and friendly community, making it an ideal location for those looking to enjoy a peaceful lifestyle while still being within reach of local amenities.

Council tax band B  
EPC D

## **Sun Lounge 10'9" x 11'2" (3.30 x 3.41 )**

French doors leading out to the garden.  
Recessed ceiling spotlights.  
Natural wood effect flooring.  
Wall mounted panel heater.  
Bifold doors lead on to the main living space.

## **Lounge 11'10" x 16'4" (3.62 x 5)**

Two steps lead into the main living room.  
Feature fireplace with electric fire and wooden mantle.  
Ceiling light fitting.  
Natural wood effect flooring.  
Central heating radiator.  
Steps lead up to the bathroom and kitchen.

## **Bathroom 8'3" x 5'11" (2.54 x 1.82)**

Three piece bathroom suite comprising bath with shower over, wash hand basin with vanity unit below and W.C.  
Mosaic effect flooring.  
Ceiling light fitting.  
Central heating radiator.  
Wall mounted storage cupboards.  
Window to the rear aspect.

## **Kitchen 12'3" x 8'1" (3.75 x 2.47 )**

Fitted with range of lemon base and wall mounted units.  
Sink with drainer.  
Space for dishwasher and fridge freezer which are included in the sale.

Freestanding gas cooker.  
New vinyl flooring.  
Ceiling light fitting.  
Mains heat detector and CO alarm.  
Access to loft hatch.

## **Hallway 17'4" x 3'8" (5.29 x 1.12)**

The property enters into a bright hallway with doors leading off to the three bedrooms and main living space.  
Ceiling light fitting.  
Mains smoke detector.  
Natural wood effect flooring.  
Meter cupboard housing.  
Central heating radiator.



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**Master bedroom 14'1" x 14'4" (4.31 x 4.37)**

Double bedroom with windows to the front and rear aspect.  
Central heating radiator.  
New fitted carpet.  
Ceiling light fitting.  
Alcove storage.

**Bedroom 2 7'11" x 7'11" (2.42 x 2.43)**

Bedroom with window to the rear aspect.  
Central heating radiator.  
New fitted carpet.  
Ceiling light fitting.

**Bedroom 3 9'1" x 7'9" (2.77 x 2.37)**

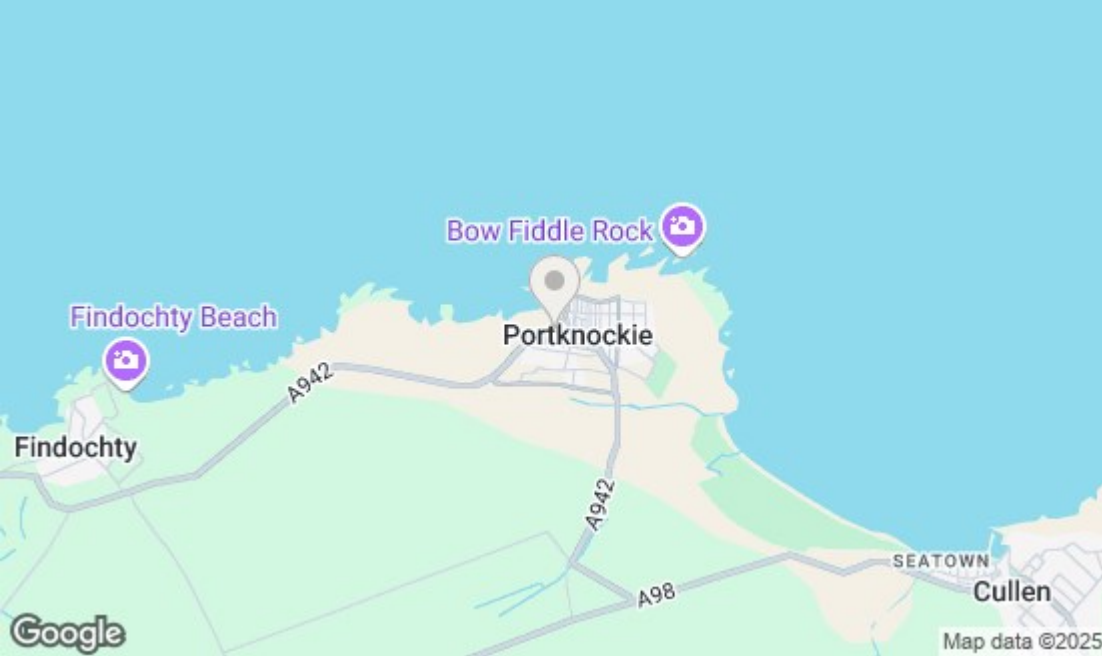
Bedroom with window to the rear aspect.  
Central heating radiator.  
New fitted carpet.  
Ceiling light fitting.

**Exterior**

The generous garden is mainly laid to lawn with some mature trees and shrubs.  
An area of chipped stones, ideal for outdoor furniture.  
External utility space and a greenhouse.  
Off street parking with space for two cars.  
Garage with up and over door, outdoor tap, light and power.







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